



# SP Crossing Apartments

PRESENTATION TO THE C3 CITY COUNCIL

SEPTEMBER 25, 2023

# INTRODUCTIONS

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- **Eric Nesbitt, Nesbitt Development**  
Co-Developer/Co-Owner
- **Todd Lieberman, Brinshore Development**  
Co-Developer/Co-Owner
- **Sarah Harman, Urban Land Conservancy**  
Ground Lessor and an Owner within adjacent  
South Platte Crossing Office Building (C4 Campus)



## DESIGN/CONSTRUCTION PARTNERS

- **Christopher Carvell Architecture**, Architect
- **Wilson & Company**, Civil Engineer
- **Alliance Construction Solutions**, General Contractor
- **DAE Group**, Owner's Rep



# NESBITT DEVELOPMENT EXPERIENCE

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- Established in 2019 by Eric L. Nesbitt, Esq. as an outgrowth of his work over the decades building a successful commercial real estate brokerage firm and boutique real estate law practice
- Based in Denver, CO
- Focused on building equitable neighborhoods with affordable and accessible housing and commercial properties
- Partnerships with organizations committed to and passionate about creating affordable housing in inclusive communities to spur neighborhood revitalization
- Nesbitt Development selected Brinshore Development as an experienced affordable housing developer to redevelop the SP Crossing site

# BRINSHORE DEVELOPMENT EXPERIENCE

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- Established 1994
- Based in Evanston, IL with a Denver office since 2019
- #16 Affordable Housing Developer in the United States  
- *Affordable Housing Finance 2022 'Top 50' List*
- Over 10,000 units completed in 100+ residential communities nationwide
- Specializing in mixed-income and mixed-use rental, for-sale housing and master planned communities
- Two completed Denver projects: Capitol Square (2022) and Sheridan Station (2021)
- 129-unit project in Northfield shopping district within Denver started construction in March 2023
- 102-unit project in Arvada started construction in June 2023

# BRINSHORE LOCAL EXPERIENCE: CAPITOL SQUARE



# BRINSHORE NATIONAL EXPERIENCE

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# SP CROSSING LOCATION



# PROJECT DETAILS

- 60 units
- Studio to three-bedroom units
- Serves household at a variety of income levels:
  - 8 units at 30% AMI
  - 12 units at 40% AMI
  - 22 units at 50% AMI
  - 6 units at 70% AMI
  - 12 units at 80% AMI
- On-site management, community room, fitness center, 2<sup>nd</sup> floor terrace and courtyard picnic/play area
- Timeline:
  - Financial Closing/Construction Start: Late October 2023
  - Completion/Occupancy: Winter 2024/2025



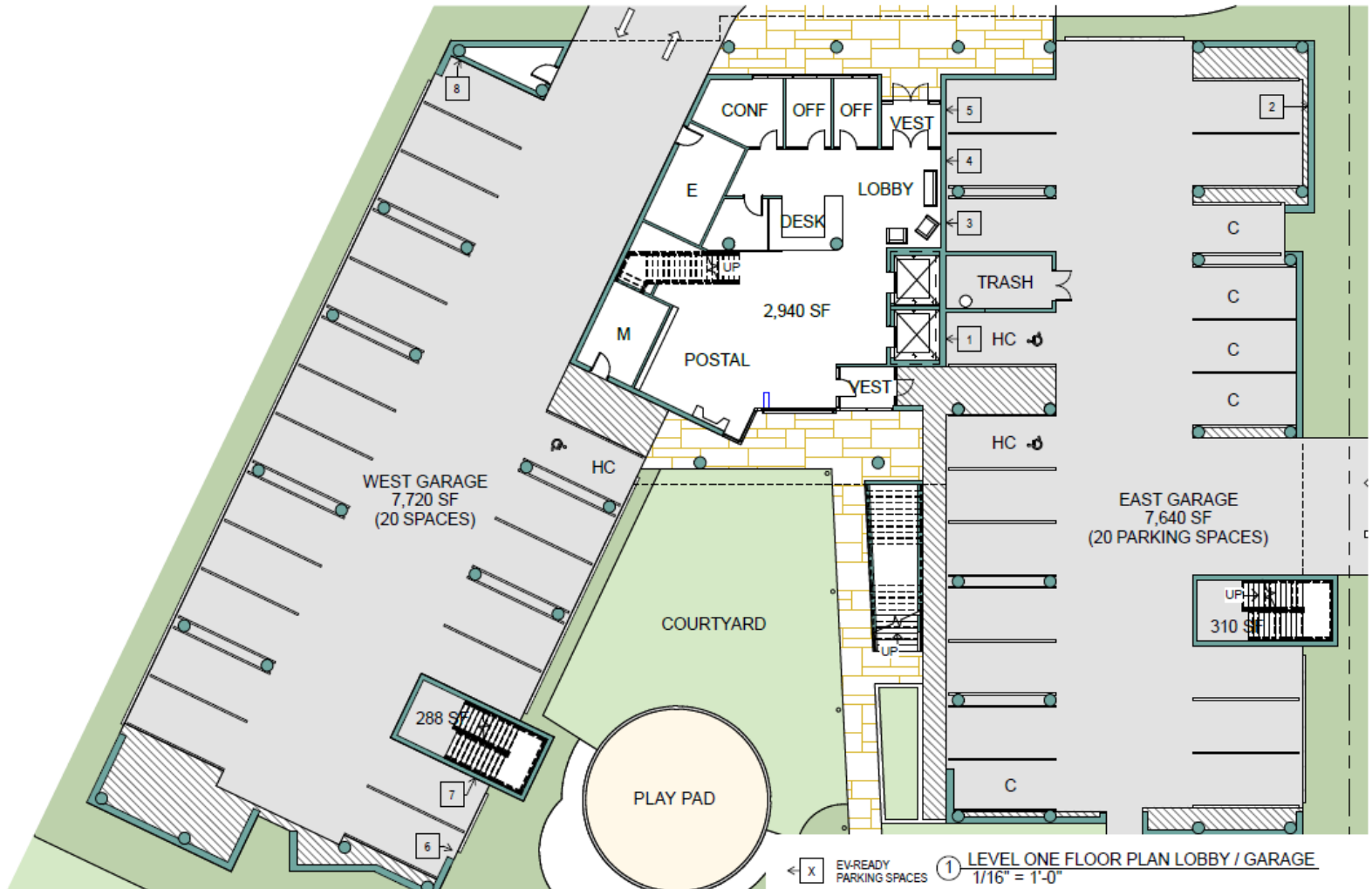


# ENVIRONMENTAL REVIEW

- Dr. Rosemarie Russo and the E3 Division reviewed the project on August 31, 2023, and **“finds the request for residential uses compatible with existing city adopted policies and goals”**.
- Dr. Russo noted that **“the revitalization of brownfield properties is the type of infill that will reduce transportation emissions.”**
- We will continue to work with Commerce City’s E3 Division and Colorado Department of Public Health and the Environment throughout the project



# SITE PLAN



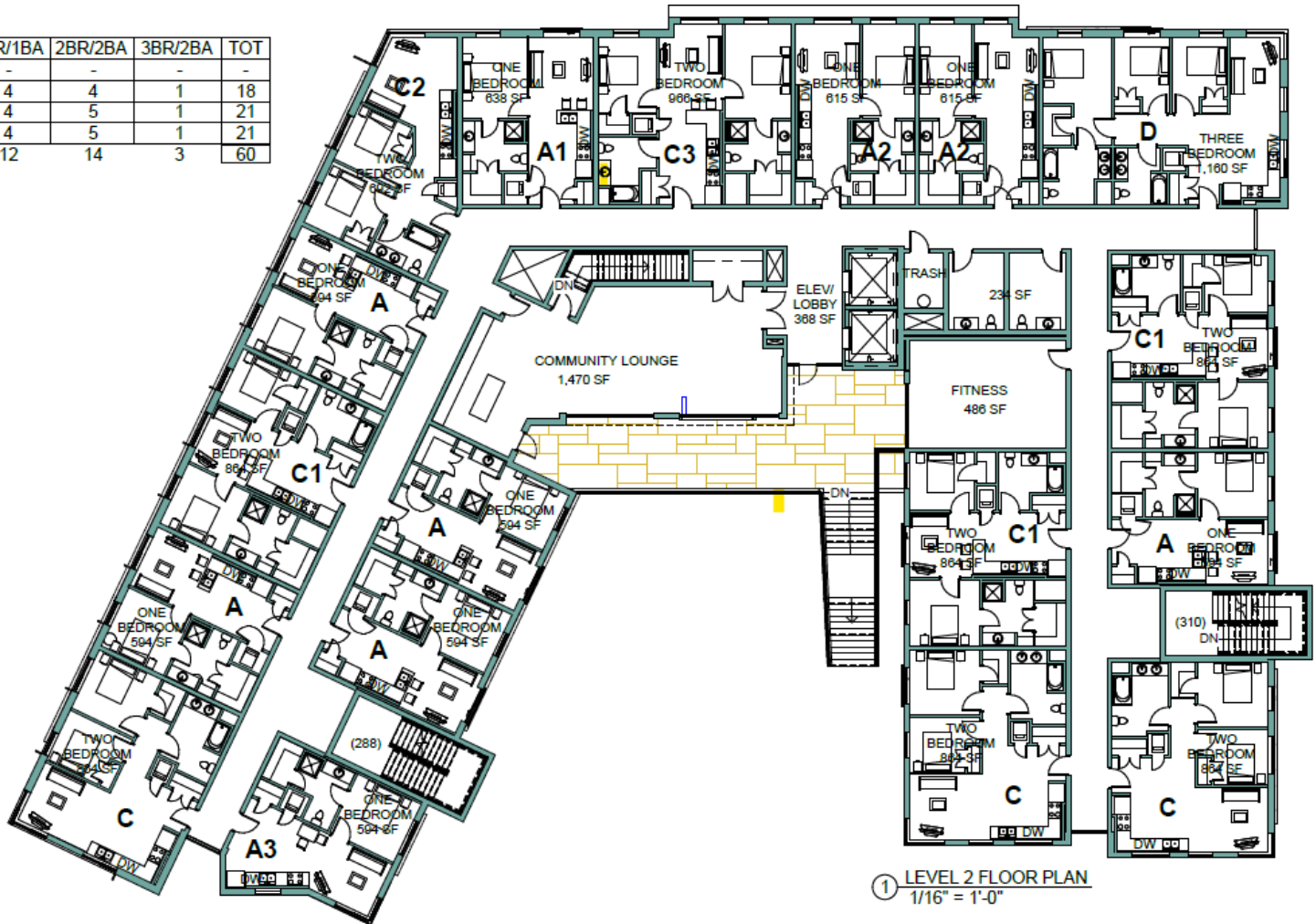
**SP CROSSING (7190 Colorado Blvd)**  
**LEVEL ONE FLOOR PLAN LOBBY / GARAGE**  
 1/16" = 1'-0"

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# LEVEL TWO FLOOR PLAN

## UNIT MIX

LEVEL	STUD	1BR/1BA	2BR/1BA	2BR/2BA	3BR/2BA	TOT
LEVEL 1	-	-	-	-	-	-
LEVEL 2	-	9	4	4	1	18
LEVEL 3	1	10	4	5	1	21
LEVEL 4	1	10	4	5	1	21
TOTAL	2	29	12	14	3	60



① LEVEL 2 FLOOR PLAN  
1/16" = 1'-0"

SP CROSSING (7190 Colorado Blvd)  
LEVEL 2 FLOOR PLAN  
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# QUALITY DESIGN AND CONSTRUCTION

- Building will meet 2018 Energy Code and obtain National Green Building Standard Bronze Certification
- High unit ceilings heights: 9'2" to 10'2"
- Large unit window sizes for ample natural light
- In-unit dishwashers and washer/dryer
- Resident-focused amenities



# RESIDENT AND COMMUNITY BENEFIT

- Residents will be able to benefit from the many services offered at the adjacent C4 campus
- Local support:
  - Early Childhood Partnership of Adams County (C4)
  - Kids First Health Care (C4)
  - Kids in Need of Dentistry (C4)
  - Maiker Housing Partners
  - Tri-County Health Department (C4)
  - Urban Land Conservancy
  - University Preparatory Schools
  - Maria Droste Counseling Center
- 5-minute walk to RTD N Line Train
- Project will provide NECO passes to residents



*Photo Courtesy of Cultivando.*





CARVELL ARCHITECTS

THANK YOU